

City of Arkadelphia  
Planning Commission Meeting  
**January 12, 2023 at 5:30 p.m.**  
City Hall Boardroom, 700 Clay Street  
Arkadelphia, Arkansas 71923

AGENDA

1. Call the Planning Commission to order.
2. Consider the December 15, 2022 Planning Commission minutes.
3. Staff report on Vision Quest Development, Inc.'s request for Other Uses Deemed Appropriate upon review by the Planning Commission.
4. Public hearing to consider Vision Quest Development Inc.'s request to operate an education/tutor service and event center in a General Commercial Zoning (C-3) as Other Uses Deemed Appropriate.
5. Other business
6. Adjourn Planning Commission



Building Department Manager  
DeAnna Graves  
700 Clay St.  
Arkadelphia, AR 77923  
Ph: (870) 246-1818  
deanna.graves@arkadelphia.gov

Date: January 5, 2023

To: Planning Commission

Cc: Gary Brinkley, City Manager; City Board of Directors; and Ed McCorkle, City Attorney

From: DeAnna Graves, Building Department Manager

Re: Vision Quest Development, Inc./New Society Education and Event Center's request to operate an education/tutor service and event center in a General Commercial Use District (C-3) as Other Uses Deemed Appropriate.

Vision Quest Development, Inc. owners of the commercial property located at 1205 N. 10<sup>th</sup> Street were approached by Guyronne Buckley of New Society Education and Event Center to operate an education/tutor service and event center at this location. Education/tutor service and event centers are not a permitted use in the General Commercial Zoning (C-3).

Therefore, Mr. Overturf, one of the owners of said property, is requesting approval of the Planning Commission to allow the operation of an education/tutor service and event center in the General Commercial Zoning (C-3) as Other Uses Deemed Appropriate upon review by the Planning Commission.

It was suggested to Mr. Overturf to consider rezoning the property to a more appropriate zoning district for the uses desired.

The adjacent property owners were notified. No objections have been received.

#### ARTICLE 5-2 USES PERMITTED

##### C. OTHER USES DEEMED APPROPRIATE UPON REVIEW BY THE PLANNING COMMISSION

- *The petitioners must submit a plot plan showing the proposed layout of such use; a description of the nature of the proposed activity; and a statement regarding the proposed use's effect on adjacent properties.*
- *A public hearing will be held by the Planning Commission. The petitioner, at his/her expense, shall notify adjacent affected property owners, as determined by Planning Director or designee, of the hearing date, time place and subject matter.*
- *Notifications shall be sent certified mail, return receipt and postmarked a minimum of fifteen (15) days before the hearing date.*

**Staff recommends you approve the request to operate an education/tutor service and event center at 1205 N 10<sup>th</sup> Street, Suite B as Other Uses Deemed Appropriate in the General Commercial Zoning (C-3).**



# Clark County

Assessor's Office

Tosha Horton, Assessor

## VISION QUEST DEVELOPMENT INC

Address: N/A

Legal: PT N/2 NW SW

Parcel: 74-03268-000

RPID: 20467

Acres: 6.236



Date Created: 12/28/2022

Created By: actDataScout

## Vision Quest Development, LLC

1 inch = 238 feet

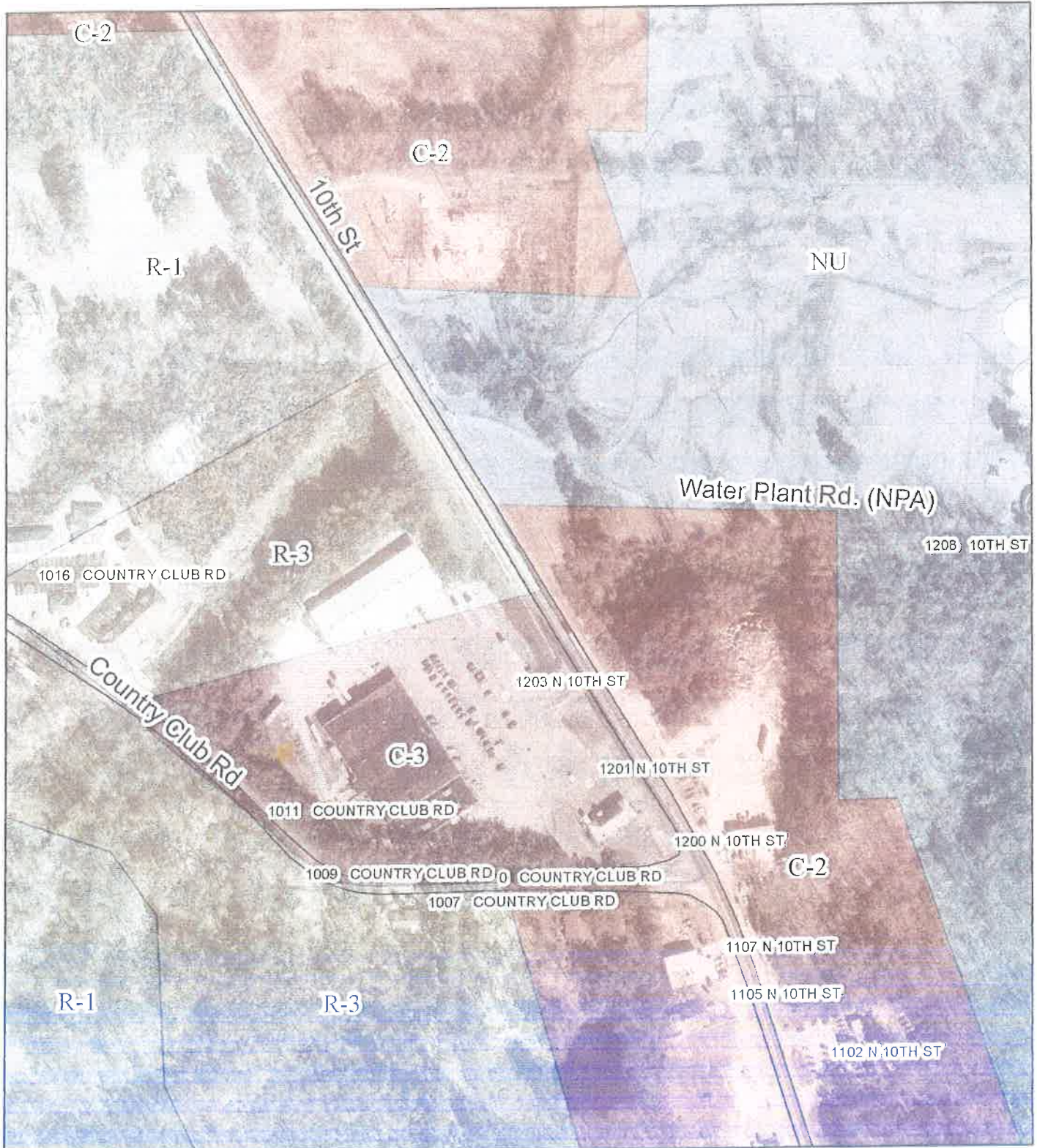
1205 N 10th Street Suite B

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.



# ARCADEPHIA

*It's a great place to call home!*



1 inch equals 238,674,133 feet

0 4080 160 240 320 Feet

Lisa Cantu  
Building Department/GIS  
12/6/2007

PETITION FOR OTHER USES DEEMED APPROPRIATE  
UPON REVIEW BY THE PLANNING COMMISSION

**Owner:** Vision Quest Development, LLC / Tenant – New Society Education Event Center  
**Property known as:** 1205 N 10<sup>th</sup> Street Suite B; Arkadelphia, AR 71923

Item 9. (3) Land uses and owners' names for all lands abutting the boundaries of the subject property

Property Address	Land Use	Owner's Name	Owner's Address
1016 Country Club Rd	Commercial	PDC Seventeen, LTD c/o The Phillips Company	1505 N University Suite 740 Little Rock, AR 72207
1210 N 10 <sup>th</sup> Street	Commercial	North 10 <sup>th</sup> Street Liquor	P.O. Box 241741 Little Rock, AR 72223
Parcel # 74-03256-000 1200 N 10 <sup>th</sup> Street 1017 Country Club Rd	Commercial Commercial Res. Vacant	Phillip Shuffield Pamela Shuffield	1005 Village Drive Arkadelphia, AR 71923
1009 Country Club Rd 1011 Country Club Rd	Residential	Charles A Rigsby, Trustee of Robert Young Ellis Revocable Trust	1011 Country Club Rd Arkadelphia, AR 71923
1005 Country Club Rd 1007 Country Club Rd	Residential	James William Glass Jr. Revocable Trust Robin L Glass Revocable Trust	1003 Country Club Rd Arkadelphia, AR 71923
1201 N 10 <sup>th</sup> Street	Commercial	Realty Income Corporation	220 West Crest St Escondido, CA 92025
1209 N 10 <sup>th</sup> Street	Commercial	TNT Building Material & Stone Work, LLC	1096 DeGray Road Arkadelphia, AR 71923



Building Department Manager  
DeAnna Graves  
700 Clay St.  
Arkadelphia, AR 71923  
Ph: (870) 246-1818  
deanna.graves@arkadelphia.gov

December 28, 2022

Dear Property Owner,

You are receiving this notification, as required by Ordinance O-15-11, to inform you of Vision Quest Development, LLC & New Society Education & Event Center's request for approval to operate an education & event center as "Other Uses Deemed Appropriate Upon Review by the Planning Commission". An event center is not a permitted use in a General Commercial Zoning (C-3).

New Society Education & Event Center is leasing space from Vision Quest Development, LLC located at 1205 N 10<sup>th</sup> Street Suite B. This property abuts property you own.

The Planning Commission will hear the request on January 12, 2023 at 5:30 p.m. in the Boardroom, 700 Clay Street, Arkadelphia, Arkansas. All interested parties may be heard at said time and place or may notify the Planning Commission by letter of their views on this matter. The information pertaining to the request is on file for public inspection in the Building Department at 700 Clay Street, Arkadelphia, Arkansas.

Sincerely,

A handwritten signature in blue ink that reads 'DeAnna Graves'.

DeAnna Graves  
Building Department Manager

Encl. (2)

New Society Education & Event Center  
1205 N 10<sup>th</sup> Street Suite B  
Arkadelphia, Arkansas 71923

Dear Planning Commissioners:

We here at New Society are an organization of people and family to our community. We understand that there are challenges that can come with our decisions. Our goal is to make sure every child and young adult maximize their full potential and that they exceed beyond their expectations. We have so many wonderful things in store for our community, and these events will take place on Mon-Fri from 3-6. We will be offering voluntary tutoring classes for students who are struggling academically, help with preparing for ACT testing, job fairs, and seminars. This is the perfect opportunity for the youth and young adults to meet job recruiters and speakers who have been in their shoes. They will advise them on how they overcame life's obstacles and became successful. They will be teaching them the fundamentals of business, financial freedom, and much more. New Society believes that the key to improving participation is to be able to share personal experiences they can relate to and by having fun doing so. That's why we also will be hosting movie night, game night, dances, and talent shows. We also will have a community clean up that will take place one Saturday out of each month. Our outreach program is nonprofit because everything we do with our youth and young adults is from our hearts because they are the future.

We also will offer event space for weddings, dinner parties, baby showers, family gatherings, birthday parties, and other events. That's 80 people limited capacity.

Our facility will not be operated past 2 am any day of the week.

We respectfully ask you to approve our request to operate this business as "Other Uses Deemed Appropriate" in a General Commercial Zoning.

Respectfully,

Guyronne Buckley



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

North 10th Street Liquor  
P.O. Box 241741  
Little Rock, AR 72223



9590 9402 5341 9154 5764 68

## 2. Article Number (Transfer from service label)

7020 0640 0001 3511 4554

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION

## A. Signature

X *Ed Wright*  
B. Received by (Printed Name)  
Ed Wright

D. Is delivery address different from item 1?  
If YES, enter delivery address below:

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

# U.S. Postal Service™

## CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Little Rock, AR 72223

Certified Mail Fee  
\$ 4.00 \$4.00

Extra Services & Fees (check box, add fee as appropriate)  
☒ Return Receipt (hardcopy) \$ 3.25  
☐ Return Receipt (electronic) \$ 0.00  
☐ Certified Mail Restricted Delivery \$ 0.00  
☐ Adult Signature Required \$ 0.00  
☐ Adult Signature Restricted Delivery \$ 0.00

Postage  
\$ .60 \$0.60Total Postage and Fees  
\$ 7.85

## Sent To

North 10th Street Liquor  
P.O. Box 241741  
Little Rock, AR 72223

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

0924  
05Postmark  
Here

12/28/2022

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

TNT Building Material +  
Stone Work, LLC  
1096 DeGray Rd  
Arkadelphia, AR 71923



9590 9402 5341 9154 5764 99

## 2. Article Number (Transfer from service label)

7020 0640 0001 3511 4462

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION

## A. Signature

X *Stacy Th...*  
B. Received by (Printed Name)  
Stacy Th...

D. Is delivery address different from item 1?  
If YES, enter delivery address below:

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

# U.S. Postal Service™

## CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.Certified Mail Fee  
\$ 4.00

Extra Services & Fees (check box, add fee as appropriate)  
☒ Return Receipt (hardcopy) \$ 3.25  
☐ Return Receipt (electronic) \$ 0.00  
☐ Certified Mail Restricted Delivery \$ 0.00  
☐ Adult Signature Required \$ 0.00  
☐ Adult Signature Restricted Delivery \$ 0.00

Postage  
\$ .60Total Postage and Fees  
\$ 7.85

## Sent To

TNT Building  
1096 DeGray Rd  
Arkadelphia, AR 71923

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark  
Here

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

PDC Seventeen, LTD  
c/o The Phillips Company  
1505 N. University St  
Little Rock, AR 72207



9590 9402 5341 9154 5764 44

## 2. Article Number (Transfer from service label)

7020 0640 0001 3511 4493

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Karen Nelson*  
B. Received by (Printed Name)  
Karen Nelson

- ☐ Agent
- ☐ Addressee

## C. Date of Delivery

12/30/22 AR 72207

D. Is delivery address different from item 1?  
If YES, enter delivery address below:

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

# U.S. Postal Service™

## CERTIFIED MAIL® RECEIPT

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Extra Services & Fees (check box, add fee as appropriate)  
☒ Return Receipt (hardcopy) \$ 3.25  
☐ Return Receipt (electronic) \$ 0.00  
☐ Certified Mail Restricted Delivery \$ 0.00  
☐ Adult Signature Required \$ 0.00  
☐ Adult Signature Restricted Delivery \$ 0.00

0924  
05Postmark  
Here

12/28/2022

Domestic Return Receipt

PSN 7530-02-000-9047

See Reverse for Instructions



7020 0640 0001 3511 4479

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Escondido, CA 92025

Certified Mail Fee \$4.00  
\$4.00 \$3.25  
Extra Services & Fees (check box, add fee as appropriate)  
☒ Return Receipt (hardcopy) \$3.25  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
\$0.60  
Total Postage and Fees \$7.85  
\$7.85

0924  
05Postmark  
Here

12/28/2022

Sent To  
Healthy Income Corporation  
Street and Apt. No., or PO Box No.  
220 West Crest St  
City, State, ZIP+4®  
Escondido, CA 92025

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0001 3511 4486

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Arkadelphia, AR 71923

Certified Mail Fee \$4.00  
\$4.00 \$3.25  
Extra Services & Fees (check box, add fee as appropriate)  
☒ Return Receipt (hardcopy) \$3.25  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
\$0.60  
Total Postage and Fees \$7.85  
\$7.85

0924  
05Postmark  
Here

12/28/2022

Sent To  
James W. Glass Revocable Trust  
Street and Apt. No., or PO Box No.  
1013 Country Club Rd  
City, State, ZIP+4®  
Arkadelphia, AR 71923

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Charles A. Riggsby, Trustee of  
Robert Young Ellis Rev. Trust  
1011 Country Club Rd  
Arkadelphia, AR 71923



9590 9402 5341 9154 5764 75

## 2. Article Number (Transfer from service label)

7020 0640 0001 3511 4561

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION

## A. Signature

X Charles A. Riggsby

## B. Received by (Printed Name)

Charles A. Riggsby

## D. Is delivery address different from the address on the mailpiece?

If YES, enter delivery address

ARRIVED  
2022  
JAN 3 2022

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

7020 0640 0001 3511 4561

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Arkadelphia, AR 71923

Certified Mail Fee \$4.00  
\$4.00 \$3.25  
Extra Services & Fees (check box, add fee as appropriate)  
☒ Return Receipt (hardcopy) \$3.25  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
\$0.60  
Total Postage and Fees \$7.85  
\$7.85

0924  
05Postmark  
Here

12/28/2022

Sent To  
Charles Riggsby  
Street and Apt. No., or PO Box No.  
1011 Country Club Rd  
City, State, ZIP+4®  
Arkadelphia, AR 71923

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Phillip Sheffield  
Pamela Sheffield  
1005 Village Drive  
Arkadelphia, AR 71923



9590 9402 5341 9154 5764 51

## 2. Article Number (Transfer from service label)

7020 0640 0001 3511 4509

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION

## A. Signature

## B. Received by (Printed)

PAMELA SHEFFIELD

D. Is delivery address different?  
If YES, enter delivery address

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

U.S. Postal Service™

## CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Arkadelphia AR 71923

## Certified Mail Fee

\$ 4.00 \$4.00

## Extra Services &amp; Fees (check box, add fees as appropriate)

- ☐ Return Receipt (hardcopy) \$ 3.25
- ☐ Return Receipt (electronic) \$ 0.00
- ☐ Certified Mail Restricted Delivery \$ 0.00
- ☐ Adult Signature Required \$ 0.00
- ☐ Adult Signature Restricted Delivery \$ 0.00

## Postage

\$ 60 \$0.60

## Total Postage and Fees

\$ 7.85

## Sent To

Phillip Sheffield  
Street and Apt. No., or PO Box No.

1005 Village Dr.

City, State, ZIP+4®

Arkadelphia AR 71923

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

0924  
05Postmark  
Here

12/28/2022